



**RSCCD FACILITIES MASTER PLAN 2022 UPDATE
POTENTIAL BOND PROJECTS**

**BOARD OF TRUSTEES MEETING
MARCH 14, 2022**



PURPOSE OF PRESENTATION

- ▶ To further build upon the groundwork of the Facilities Master Plan (FMP)
- ▶ Present and discuss top priority campus programs to be addressed by the new bond
- ▶ Explain limitations of partnerships (private and public) and campus efforts



RE-CAP OF PLANNING PROCESS

- ▶ The Facility Master Plan identifies goals, guiding principles and recommends projects to construct in the future, including new buildings, renovations, modernizations, or other site improvements to improve the overall campus site.
- ▶ The plan is a roadmap to identify its capital construction needs which is a requirement of the Education Code, State Chancellor's Office and for accreditation as a college.
- ▶ In the Spring of 2021, the colleges set out to update their Facility Master Plans with the intent of completing the updates in Spring of 2022.
- ▶ The Facility Master Plan Update builds upon the prior Facilities Master Plan and supports the vision and goals of the College Educational Master Plan.



RE-CAP OF PLANNING PROCESS

- ▶ To date, the 2022 Facility Master Plan Update has included dozens of meetings with college constituent groups, including students, and the formation of a Campus Work Group.
- ▶ The colleges have reviewed goals and principles in the Facilities Master Plan Update, conditions of the existing college facilities and the programs that are taught in these facilities.
- ▶ The colleges have identified needs and potential capital construction projects required for the next 5-10 years.



BOND CAPACITY

Morgan Stanley

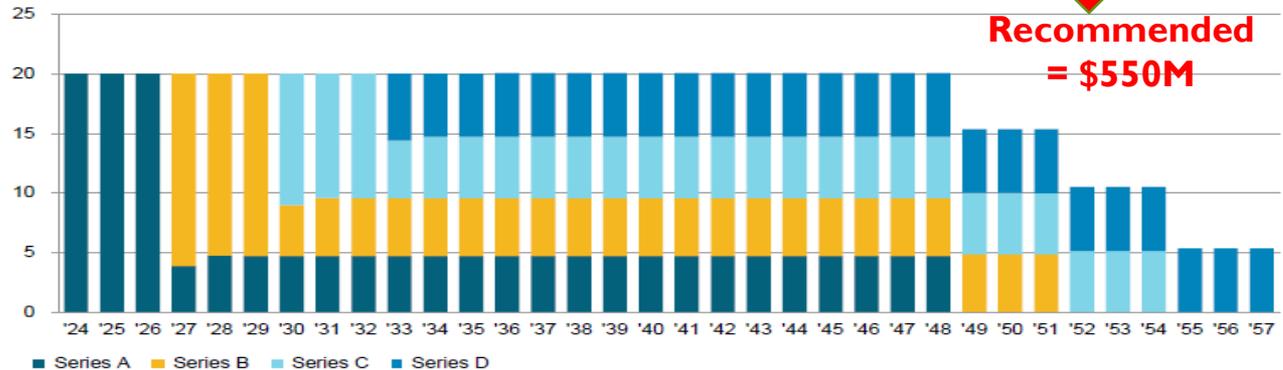
2022 Bond Election Analysis Rancho Santiago Community College District

- The adjacent table calculates potential bond sizing based on possible tax rates
- Analysis assumes:
 - 2022 election with first issuance in 2023
 - Assessed valuation growth rate of 3.0% annually
 - 25 year terms
 - Current Interest Bonds and **no Capital Appreciation Bonds**
 - Issuing four series set three years apart
 - Interest rates:
 - Series A: Current
 - Series B: Current + 50 bps
 - Series C: Current + 75 bps
 - Series D: Current + 100 bps

Bond Sizing Based on Various Tax Rates

Series	Sale Date	Scenario 1	Scenario 2	Scenario 3	Scenario 4
A	2023	\$65,000,000	\$105,000,000	\$135,000,000	\$165,000,000
B	2026	65,000,000	100,000,000	130,000,000	165,000,000
C	2029	65,000,000	90,000,000	130,000,000	165,000,000
D	2032	65,000,000	90,000,000	125,000,000	160,000,000
Total Bond Program		\$260,000,000	\$385,000,000	\$520,000,000	\$655,000,000
Tax Rate per \$100,000 of AV		\$10.00	\$15.00	\$20.00	\$25.00

Projected Annual Tax Rate: Hypothetical \$520 Million GO Bond Program
Tax Rate (\$ per \$100,000 of AV)



Note: Hypothetical bond analysis assuming estimated current market rates, similar credit rating, geographic location, and market sector

- ▶ **First Priority: Continuing Education and Non Credit Programs**
 - ▶ Meeting critical community needs
 - ▶ English as a Second Language
 - ▶ High School Programs
 - ▶ Active Adult Programs
 - ▶ American Citizenship
 - ▶ College Prep
 - ▶ Career Training
 - ▶ Training students for jobs in health fields, construction, culinary arts, hospitality, business, and customer service
 - ▶ Career exploration in manufacturing, welding, automotive, biotechnology, pharmacy technology with transitions into certificate program at Santa Ana College

- ▶ Second Priority: Training students for well-paying jobs in building, automotive, and logistics supply chain industries and provide face to face opportunities for onsite training and application of skills
- ▶ Applied Technology, which includes automotive, diesel mechanics, welding, construction technology, manufacturing, logistics supply chain, robotics and parking will ensure students have access to these on site facilities and face to face training opportunities



ACADEMIC AND STUDENT ACHIEVEMENT SERVICES

- ▶ First Priority: SCC needs to bring vital services together to support students and integrate services. CASAS would house academic and student achievement programs that support students academically with coursework and programs that provide the wrap around supports that support persistence and completion.
- ▶ Currently, academic support and student achievement programs are housed in five buildings in various parts of campus—this would centralize the access for students.
 - ▶ Tutoring and Supplemental Instruction
 - ▶ Student Government, Student Health, student support programs (including EOP&S, CalWORKs, SSS, Veterans Resource Center, Guardian Scholars, and more)
 - ▶ College food service area and spaces for college meeting spaces



ADULT EDUCATION: NON-CREDIT, WORKFORCE DEVELOPMENT, & SPECIALIZED PROFESSIONAL PATHWAYS

- ▶ **Second Priority:** Current Noncredit and Credit programs offer innovative paths into careers, and these programs could grow with more space:
 - ▶ Shorter noncredit programs with immediate job opportunities in Business Skills, Digital Media, Office Occupations
 - ▶ Allied health noncredit programs including CNA initiate practitioners into health careers
 - ▶ Stackable certificates that lead to degrees with “on ramps” over the course of early careers, for example: Code Enforcement Officer, Public Works, Survey/Mapping Sciences and Water Utility Science and Waste Water Management
 - ▶ Certificate and degree opportunities in well paid fields, such as biotechnology, business, education, child development, cosmetology, criminal justice, digital media, public administration and policy, and more.

- ▶ Partnerships are based on programs--facilities
 - ▶ As such are governed under “10 +1” as an area that must be lead and determined by faculty
 - ▶ Handled through the advisory boards to Career Technical Education programs
 - ▶ Partnerships must be legally compliant
 - ▶ we need language about the structure of the formation of partnerships and not overpromising, etc.
 - ▶ To comply with State laws, must avoid the appearance of using public funds for the benefit of a private entity



PUBLIC-PRIVATE/PUBLIC-PUBLIC PARTNERSHIPS



- ▶ SAC has a Work Group that reviews existing programs and identifies where opportunities for these partnerships are viable.
- ▶ Work Group outlines the need and develops a plan.



- ▶ SCC works with industry advisory boards, regional and local partners to assess opportunities.
- ▶ Work Groups emerge from shared interests and they assess opportunities, resources, needs and make recommendations to the cabinet for consideration.

APPENDICIES (FOR REFERENCE ONLY)



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Applied Technology Center and Parking Structure</p> <p>FMP Determined Needs: Workforce Development, Career Education, Innovative Career and Transfer Pathways</p>	<p>\$198,584,134</p>	<ul style="list-style-type: none"> • Assumes 71,100 gsf new two-story building • Includes sitework around building • Includes 4-story parking structure with 1,428 stalls • Includes relocation of Village Portables • Includes F&E • Includes demolition of Buildings J & K (single story) • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished • Includes minor costs associated with lease of off-site parking due to loss of parking in Lot 11. 	<p>Includes: Applied Technology programs such as auto, diesel, welding, and manufacturing technology. New parking structure would help restore the loss in parking stalls through the years due to construction of new buildings. Replaces Parking Lot 11. The 4-story parking structure was previously identified in the prior Master Plan and would restore part of the deficit of parking spaces lost over the years since 2014 and add additional spaces to accommodate future needs. *Note: In 2014, there were roughly 2,980 parking spaces on campus prior to major construction. By Fall 2022, there will be roughly 2,660 (loss of parking due to new construction). With a new parking structure, the new parking count would be roughly 3,690. Using a target of 20,000 credit FTES with a parking ratio of 5:1, planning target is 4,000 spaces. Temporary portables or relocation of such may further impact parking on campus which has yet to be determined.</p>



DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Centennial Education Center FMP Determined Needs: Adult Education, Non-Credit Career Education and Workforce Development	\$73,013,621	<ul style="list-style-type: none"> • Assumes 50,214 gsf new two-story building • Includes sitework around building • Includes F&E • Includes demolition of existing portable buildings • Includes minor abatement for demolition • Includes minor temporary housing costs which may be incurred for reconfiguration of other spaces or leased space. 	Includes: Santa Ana College School of Continuing Education, Child Development Center, a Multi-Purpose Room, and Meeting Rooms. *Note: This project is currently under separate study and has two Work Groups (a joint District and City Work Group and College Work Group) where discussions are on-going.



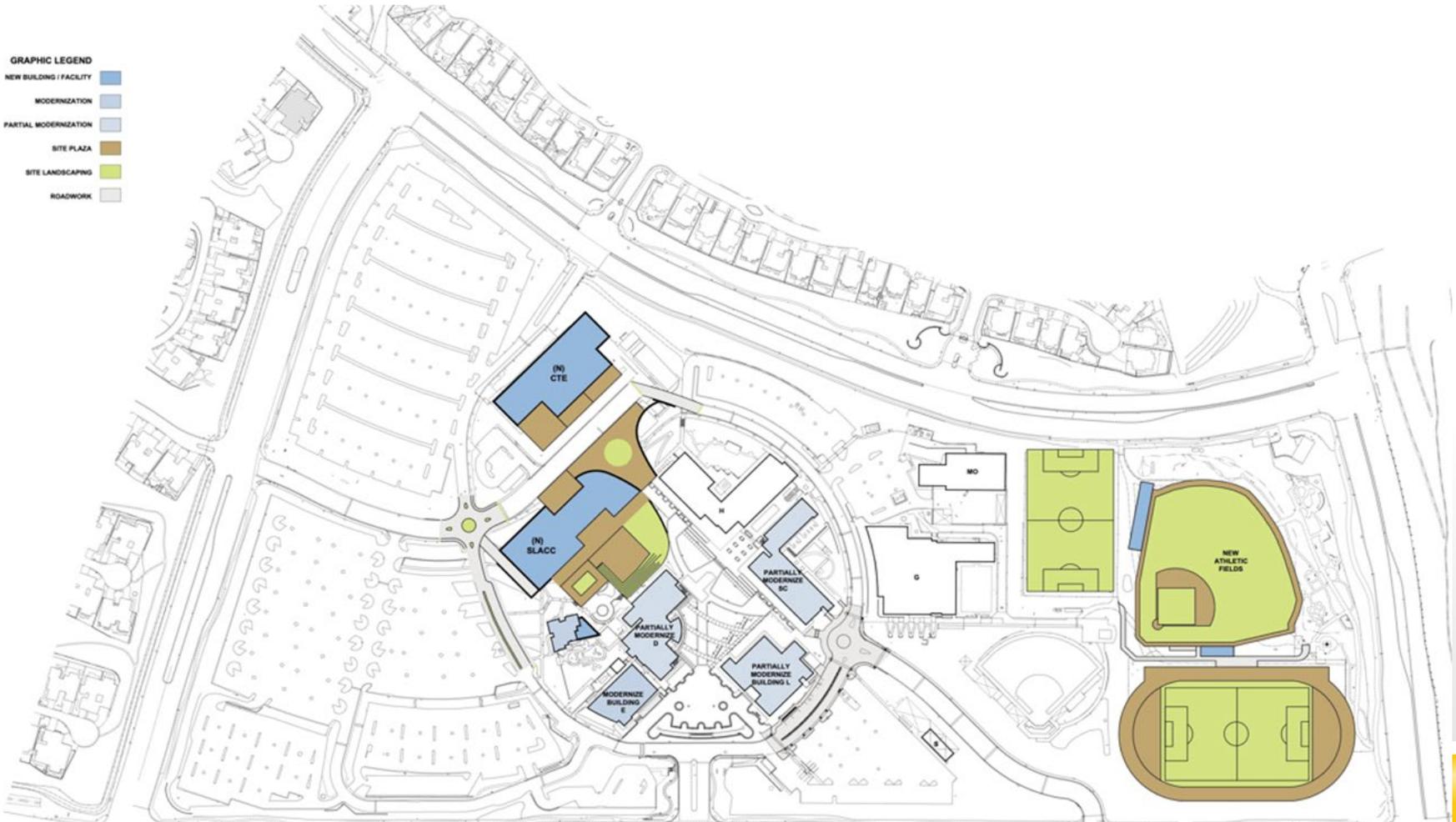
DRAFT SANTA ANA COLLEGE POTENTIAL BOND PROJECTS FACILITY MASTER PLAN 2022 UPDATE TIER 1 MAJOR PROJECTS (RECOMMENDED PRIORITIES)

Project Reference Name	Total Project Estimates
Applied Technology Center and Parking Structure	\$198,584,134
Centennial Education Center	\$73,013,621
Total	\$271,597,755



SCC Draft FMP Update Option One

- GRAPHIC LEGEND**
- NEW BUILDING / FACILITY
 - MODERNIZATION
 - PARTIAL MODERNIZATION
 - SITE PLAZA
 - SITE LANDSCAPING
 - ROADWORK

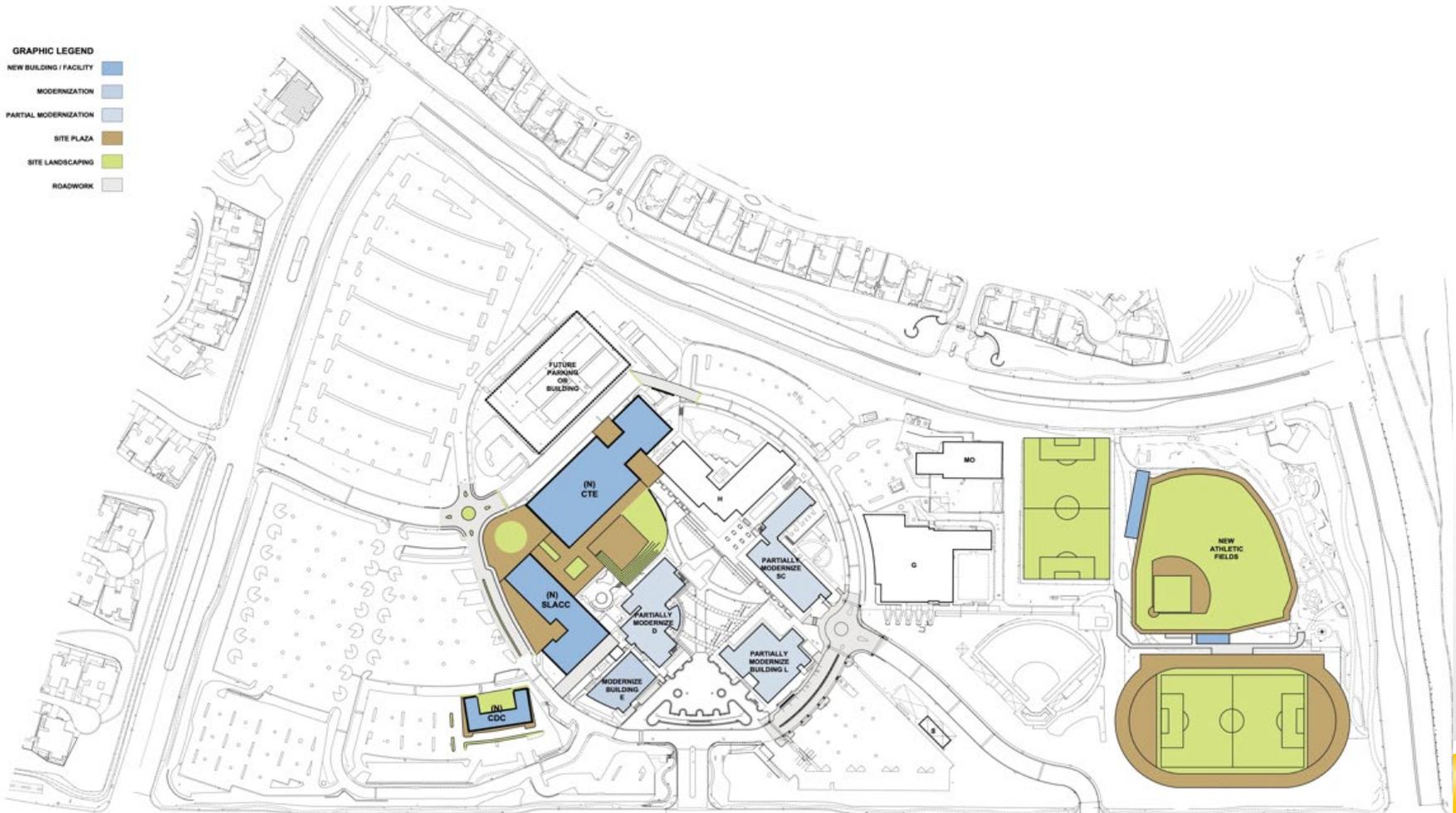




SCC Draft FMP Update Option Two

GRAPHIC LEGEND

- NEW BUILDING / FACILITY
- MODERNIZATION
- PARTIAL MODERNIZATION
- SITE PLAZA
- SITE LANDSCAPING
- ROADWORK





**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
Career and Technical Education Building FMP Determined Needs: Workforce Development, Career Education, Innovative Career and Transfer Pathways	\$136,981,706	<ul style="list-style-type: none"> • Assumes 67,700 gsf new two-story building • Includes F&E • Includes sitework around building • Includes minor abatement for demolition • Includes minor site improvements where buildings are demolished • Assumes demolition of Village portables and reconfiguration of existing spaces to swing village programs 	CTE programs may include: Business, Career & Technical Education, Performing Arts, Music, Dance, Observatory on roof, American Sign Language, Apprenticeship, Biotechnology, Computer Science, Education, Cinema Studies, Code Enforcement, Construction Management, Criminal Justice, Digital Media Arts, Gemology, Graphic Design, Public Works, Real Estate, Survey/Mapping Sciences, Water Utility Science, and Urban Horticulture. In addition, this multi-functional building will support non-credit career educational pathways and allow for bridging between non-credit certificate and credit programs. May include connecting the loop road for the campus if feasible. *Note: There is an option to build on footprint of Bldgs. A and T in lieu of the U Village location, but this would require additional swing space and reconfiguration of other existing buildings or the addition of temporary portables.



**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER)**

Project Reference Name	Total Project Estimates	Estimating Assumption Notes	Program & Planning Notes for Project
<p>Center for Academic and Student Achievement Services Building--housing Academic Support, Community Services & Continuing Education, Special Persistence Programs, and Student Life</p> <p>FMP Determined Needs: Adult Educational Opportunity Access, Academic Support, Specialized Persistence Programming, and Student Belonging and Retention</p>	<p>\$75,849,056</p>	<ul style="list-style-type: none"> Assumes 57,000 gsf new two-story building Includes F&E Includes sitework around building Includes minor abatement for demolition Includes minor site improvements where buildings are demolished Assumes demolition of Building C (Child Development Center) and reconstruction of CDC in order for the building to be sited in this location 	<p>Includes: Student Life (Student Health, Student Government, Clubs and Student Activities), Academic Support (Tutoring, Supplemental Instruction, Basic Needs Center), Community Services & Continuing Education, Persistence Programs like Veterans Center, BLACK/Umoja Resource Center, federal programs such as TRiO; includes Café and Campus Store. May include roundabout, other rideshare/drop-off areas, and new northwest entry plaza. *Note: There is an option to modernize/expand CDC in lieu of demo and build new, but this impacts Bldgs. A, B & T which would require additional swing space and reconfiguration of other existing buildings or the addition of temporary portables.</p>



**DRAFT SANTIAGO CANYON COLLEGE POTENTIAL BOND PROJECTS
FACILITY MASTER PLAN 2022 UPDATE
TIER 1 MAJOR PROJECTS (NOT IN PRIORITY ORDER-ALPHABETICAL)**

Project Reference Name	Total Project Estimates
Career and Technical Education Building	\$136,981,706
Center for Academic and Student Achievement Services Building-housing Academic Support, Community Services & Continuing Education, Special Persistence Programs, and Student Life	\$75,849,056
Total	\$212,830,762

- Notes:
- 1) Projects listed include only the top scoring major projects also referred to as Tier I projects in the Facility Master Plan Update.
 - 2) ADA upgrades addressing settlement requirements are still in progress and may not be fully funded. Some settlement items are included as part of the Center for Academic and Student Achievement Services Building incorporated as part of the Tier I project list.
 - 3) The estimates include costs for general conditions, overhead & profit, bonds & insurance, contingency and escalation to midpoint of construction assumed to be February 2025. This timeline was utilized for the purposes of estimating only and time beyond this date, additional escalation costs may apply.
 - 4) Excluded from the estimates are escalation beyond February 2025, night, weekend or holiday work hours, accelerated construction schedules, and any loan interests for borrowing.
 - 5) The estimates assume a competitive bid environment with a minimum of 4 general contractor bids, prevailing wages, no project labor agreement, and excludes prequalification all of which may impact costs.



SANTA ANA
COLLEGE



Santiago
Canyon
College

Questions